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IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Avondale Avenue, 100 ft. SW
centerline o Southern Avenue
12th Election District
7th Councilmanic District
(7516 Avondale Avenue)

Stella & Louis Kopsies

Petitioners

BEFORE THE

\* DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

\* CASE NO. 05-538-A

\* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \* \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter originally came before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Stella and Louis Kopsies. The administrative variance is requested for property located at 7516 Avondale Avenue in the eastern area of Baltimore County. The administrative variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a proposed detached garage with a setback of 0 ft. in lieu of 2 ½ ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

A formal demand for hearing was filed by Albert and Louise Claridge, nearby property owners. The public hearing was scheduled for June 14, 2005. However on May 27, 2005 the Claridge's withdrew their demand for hearing. In addition the file contains a letter from the adjacent property owner most affected by the request, John Sarikas, who did not object to the request.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 30, 2005, and a request for a public hearing having been requested and thereafter cancelled on May 27, 2005 by Albert & Louise Claridge, adjacent property owners, a decision shall be rendered based upon the documentation presented.

# SOS FROM THE SOS F

#### **Zoning Advisory Committee Comments**

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Bureau of Development Plans Review dated May 17, 2005, a copy of which is attached hereto and made a part hereof.

#### Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, I find that the requested variance should be GRANTED.

THEREFORE, IT IS ORDERED, this <u>\$\sigma\$</u> day of June, 2005, by this Deputy Zoning Commissioner, that the public hearing requested by nearby property owner, Albert and Louise Claridge, is cancelled, the Formal Demand for Hearing having been withdrawn, and the request for variance may proceed administratively; and

IT IS FURTHER ORDERED that the Petitioners' request for variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a proposed detached garage with a setback of 0 ft. in lieu of 2 ½ ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition;

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj

## Zoning Commissioner

Suite 405, County Courts Building 401 Bosley Avenue Towson, Maryland 21204 Tel: 410-887-3868 • Fax: 410-887-3468



## Baltimore County

James T. Smith, Jr., County Executive William J. Wiseman III, Zoning Commissioner

June 8, 2005

Mr. & Mrs. Louis Kopsies 7516 Avondale Avenue Baltimore, Maryland 21224

> Re: Petition for Administrative Variance Case No. 05-538-A Property: 7516 Avondale Avenue

Dear Mr. & Mrs. Kopsies:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure

c: Gedeon Thomaidis 555 S. 47<sup>th</sup> Street Baltimore, MD 21224



Visit the County's Website at www.baltimorecountyonline.info



CASE NO. <u>0</u>5

REV 10/25/01

# Petition for Administrative Variance

for the property located at 7516 AVONDALE WE.

to the Zoning Commissioner of Baltimore County

Zoning Commissioner of Baltimore County

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Reviewed By

**Estimated Posting Date** 

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do	presently	/ reside	ai
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7516 AVONDALE AVE
Address

BALTIMORE MD

City

State

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Due to the age of both of us, a garage is a necessity, for a number of reasons most important is security, as well as to store the car there in the winter months.

However, the way everything is situated on our Lot, we see no other way to have a functional garage and find us forced to request for this variance. (see attached plan layout)

To be able to have an easy accessible Garage it is only possible if we have the Garage located in an almost straight continuance of the driveway, again because of our age (although driver of any age would have great difficulty maneuvering in and out if we had to set the garage 3 foot off the property line.)

We have no choice but to place the garage at the end of the Driveway on the back of the house.

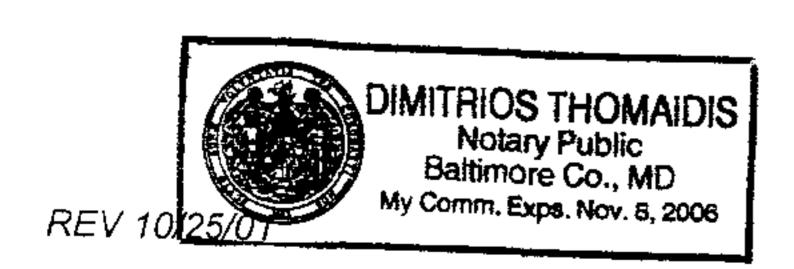
A letter from the adjacent vacant lot owner is attached stating that he has no objections having us placing our garage on our common property line.

The setback from the rear (towards the cemetery) is at the shortest point 26' and there is no other harmful impact in any way to the surrounding area.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature Deposer	Signature	Kapa	les
Name - Type or Print	Name - Type or Print	- A	X0751E5
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:		<del>-</del>	
of Maryland, in and for the County aforesaid, personally appeared Louis Lopsies  the Affiant(s) herein, personally known or satisfactorily identified	, 2005, b	efore m	e, a Notary Public of the State
AS WITNESS my band and the interest of the Affiant (s) herein, personally known or satisfactorily identified	to me as such Affian	t(s).	

AS WITNESS my hand and Notarial Seal



Notary Public	
My Commission Expires	

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently	reside a
---------------------------------------	----------

Address

BALTIMORE MD

City

State

AVONDALE AVE

21224

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Due to the age of both of us, a garage is a necessity, for a number of reasons most important is security, as well as to store the car there in the winter months.

However, the way everything is situated on our Lot, we see no other way to have a functional garage and find us forced to request for this variance. (see attached plan layout)

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We have no choice but to place the garage at the end of the Driveway on the back of the house.

A letter from the adjacent vacant lot owner is attached stating that he has no objections having us placing our garage on our common property line.

The setback from the rear (towards the cemetery) is at the shortest point 26' and there is no other harmful impact in any way to the surrounding area.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature Raus Robseer	Stella Kapsier
Name - Type or Print	STELLA KOTSIES  Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:  I HEREBY CERTIFY, this	ed, zoo, before me, a Notary Public of the State
AS WITNESS my hand and Notarial Seal	

Notary Public

My Commission Expires

DIMITRIOS THOMAIDIS

**Notary Public** 

Baltimore Co., MD

My Comm. Exps. Nov. 8, 2006

REV 10/25/01



CASE NO.

REV 10/25/01

# Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

which is presently zoned DR 5.5	for the property located at 7516 AVONTA	LE AVE.
	which is presently zoned	DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 BCZR to ALLOW A

PROPOSED DETACHED GARAGE WITH A SETBACK OF OFT. IN LIEU OF 21/2 FT

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

			perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser	<u>/Lessee:</u>		Legal Owner(s):
Name - Type or Print	······································	<del></del>	MR LOUIS KORSIES  Name - Type or Print
Signature	<del></del>	······	Signature STELLA KOPSIES
Address		Telephone No.	Name - Type or Print  Stella Kasila
City	State	Zip Code	Signature
Attorney For Petition	<u>ner:</u>		7516 AVONDALE AVE 410-96153 Address Telephone No
Name - Type or Print	<del></del>		BALTIMORE MD 21224 City State Zip Code
Signature	···-	<del></del>	Representative to be Contacted:
Company	<u></u>	·	Name  CEDEON THOMAIDIS  Name  410-
Address	· · · · · · · · · · · · · · · · · · ·	Telephone No.	Address  SSS South 47th Street 365 1464  Telephone No
<del>-</del>	····		BALTIMORE MD 21224
City	State	Zip Code	City State Zip Code
A Public Hearing having be his day ofegulations of Baltimore Coun	en formally deman the ty and that the prope	ided and/or found to be hat the subject matter of terty be reposted.	required, it is ordered by the Zoning Commissioner of Baltimore County, his petition be set for a public hearing, advertised, as required by the zoning
	1 100	1	Zoning Commissioner of Baltimore County

Reviewed By

**Estimated Posting Date** 

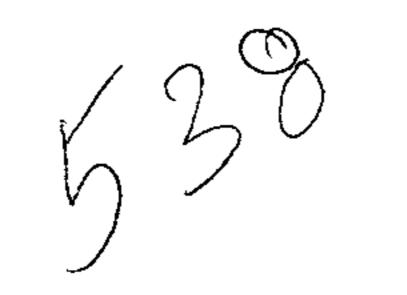
### March 23, 2005

## To Whom It May Concern:

This is to certify that I am the owner of Parcel Nos. 548, 549, & 550, other wise known as 7514 Avondale Avenue, in Baltimore County Maryland, and that I have no objection to Mr. Louis Kopsies setting a modular Garage adjacent the property line on the north side of parcel No. 550.

Sincerely

John Sarikas



ZONING DESCRIPTION FOR 7516 AVONDALE AVE (address)
Beginning at a point on theside ofside of
AVONDALE AVE which is 36 FEET
(name of street on which property fronts) (number of feet of right-of-way width)
wide at the distance ofof theof theof theon theof the
centerline of the nearest improved intersecting street Southern Ave (name of street)
which is
Block, Section # in the subdivision of (name of subdivision)
as recorded in Baltimore County Plat Book #, Folio #, Folio #,
containing 6793 . Also known as 7516 AVONDALE AVE (square feet or acres) (property address)
and located in the 12 Election District, 7 Councilmanic District.

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#### NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #05-538-A
7516 Avondale Avenue
W/side of Avondale Avenue
100 feet s/west of Southern
Avenue
12th Election District
7th Councilmanic District
Legal Owner(s): Louis &
Stella Kopsies
Variance: to allow a proposed detached garage
with a setback of 0 feet in

lieu of 2 1/2 feet.
Hearing: Tuesday, June
14, 2005 at 9:08 a.m. in
Room 106, County Office
Building, 111 W. Chesapeake Avenue, Towson
21204.

WILLIAM J. WISEMAN, III Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

Zoning Commissioner's Office at (410) 887-4386. (2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391

JT 5/791 May31 53222

# CERTIFICATE OF PUBLICATION

61,2005
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 5 31 ,20 <u>05.</u>
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
☐ NE Booster/Reporter
☐ North County News
S. Wilkings

LEGAL ADVERTISING

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# CERTIFICATE OF POSTING

RE: Case No.: 05-538-A

	Petitioner/Developer: LOUIS AL
	STELLA KOPSIES
	Date of Hearing/Closing: 5/14/
Baltimore County Department of Permits and Development Management County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204	
ATTN: Kristen Matthews ((410) 887-3394)	
Ladies and Gentlemen:	
posted conspicuously on the property locate  75/6 AUO/	
	1) 20 205
The sign(s) were posted on	APALL 30, 2005 (Month, Day, Year)
	Sincerely,
and the second property of the second	
	Pobert Black 5/2/
1985 July 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Separature of Sign Posters   (Unite
	(Signature of Sign Poster) (Date SSG Robert Black
	SSG Robert Black
	SSG Robert Black (Print Name)
	SSG Robert Black (Print Name)  1508 Leslie Road
	SSG Robert Black  (Print Name)  1508 Leslie Road  (Address)
	SSG Robert Black  (Print Name)  1508 Leslie Road  (Address)  Dundalk, Maryland 21222
	SSG Robert Black  (Print Name)  1508 Leslie Road  (Address)  Dundalk, Maryland 21222  (City, State, Zip Code)

TO: PATUXENT PUBLISHING COMPANY

Tuesday, May 31, 2005 Issue - Jeffersonian

Please forward billing to:

Gedeon Thomaidis 555 South 47<sup>th</sup> Street Baltimore, MD 21224

410-365-1464



# NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-538-A

7516 Avondale Avenue

W/side of Avondale Avenue, 100 feet s/west of Southern Avenue

12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: Louis & Stella Kopsies

Variance to allow a proposed detached garage with a setback of 0 feet in lieu of 2 ½ feet.

Hearing: Tuesday, June 14, 2005 at 9:00 a.m. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson 21204

WILLIAM J WISEMAN III

ZONING COMMISSIONER FOR BALTIMORE COUNTY

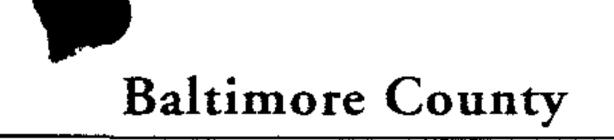
NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

> (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

# Department of Permits and Development Management

Director's Office County Office Building i 11 W Chesapeake Avenue Towson, Maryland 21204 Tel: 410-887-3353 • Fax: 410-887-5708





James T Smith, Jr., County Executive Timothy M Kotroco, Director

May 5, 2005

#### **NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-538-A

7516 Avondale Avenue

W/side of Avondale Avenue, 100 feet s/west of Southern Avenue

12<sup>th</sup> Election District – 7<sup>th</sup> Councilmanic District

Legal Owners: Louis & Stella Kopsies

Variance to allow a proposed detached garage with a setback of 0 feet in lieu of 2 1/2 feet.

Hearing: Tuesday, June 14, 2005 at 9:00 a.m. in Room 106, County Courts Building,

401 Bosley Avenue, Towson 21204

Timothy Kofroco

Director

TK:klm

C: Louis & Stella Kopsies, 7516 Avondale Avenue, Baltimore 21224 Gedeon Thomaidis, 555 S. 47<sup>th</sup> Street, Baltimore 21224 Albert & Louise Claridge, 7517 Avondale Avenue, Baltimore 21224

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 30, 2005.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

# ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:				
Item Number or Case Number: 05 538 A				
Petitioner: x KOPSIES				
Address or Location: L 7516 AVONDALE AVE				
PLEASE FORWARD ADVERTISING BILL TO:				
Vame: I LOUIS KOPSIES 1/c of GEDEON THOMAIDIS				
Address: * SSS South 47th STREET				
* BALTIMORE MD 21224				
Telephone Number: > 410 - 365 1464				

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

# ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 538 -A Address 75/6 AVONDALE AVE
Contact Person: John LEWIS Planner, Please Print Your Name Phone Number: 410-887-339
Filing Date: 4/21/05 Posting Date: 5/01/05 Closing Date: 5/16/
Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.
1. POSTING/COST: The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. <u>DEADLINE</u> : The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
ORDER: After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
(whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally this office.
. (Detach Along Dotted Line)
etitioner: This Part of the Form is for the Sign Poster Only
USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT
etitioner's Name <u>Louis + STELLA KOPSIES</u> costing Date: 5/01/05  Address 75/6 AVONDALE AVE  Telephone 4 io 365 H 64  Closing Date: 5/16/65
Vording for Sign: To Permit A DETACHED GARAGE WITH A OFT. SETBACK  IN LIEU OF 2/2 FT.

Fire Department



700 East Joppa Road Towson, MD 21286-5500 Office of the Fire Marshal (410) 887-4880

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 May 5, 2005

ATTENTION: Zoning Review planners

Distribution Meaning of: May 5, 2005

Item No.:

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time.

Lieutenant J.D.Mezick Fire Marshal's Office 410-887-4881 MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: May 17, 2005

Department of Permits & Development

Management

FROM:

Dennis Kennedy, Acting Supervisor Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For May 5, 2005 Item No. 538

The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comment(s).

The minimum right of way for all roads in Baltimore County is 40-foot. Setback shall be modified accordingly.

DAK:CEN:clw Cc: file

ZAC-ITEM NO 538-05172005.doc

# DEPARTMENT ENVIRONMENTATION DE LE MANAGEMENT DE LA CONTRACTION DEL CONTRACTION DE LA CONTRACTION DE LA

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr

DATE:

May 24, 2005

SUBJECT:

Zoning Items # See List Below

Zoning Advisory Committee Meeting of May 2, 2005

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-530

05-531

05-532

05-533

Q5-538<sup>3</sup>

05-539

05-540

05-541

Reviewers:

Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

Hearing Demanded BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director

Department of Permits and Development Management DATE: May 16, 2005

MAY 1 7 2005

FROM: Arnold F. 'Pat' Keller, III

Director, Office of Planning

ZOMME COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-538 – Administrative Variance

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark Cunningham in the Office of Planning at 410-887-3480.

Prepared By:

Division Chief:

MAC/LL



Robert L. Ehrlich, Jr., Governor Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary Neil J. Pedersen, Administrator

### Maryland Department of Transportation

Date: 4.29.05

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE:

Baltimore Collinson

County 5

JLL

Dear. Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief

f. f. Gredh

Engineering Access Permits Division

# Department of Permits and Development Management

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



# **Baltimore County**

James T Smith, Jr, County Executive Timothy M Kotroco, Director

May 5, 2005

Louis Kopsies Stella Kopsies 7516 Avondale Avenue Baltimore, MD 21224

Dear Mr. & Mrs. Kopsies:

RE: Demand for Public Hearing, Administrative Variance, Case Number: 05-538-A

The purpose of this letter is to officially notify you that your administrative posting procedure has been superceded by a timely public hearing demand by Mr. & Mrs. Claridge concerning the above proposed administrative procedure.

As soon as the hearing has been scheduled, you will receive a notice of public hearing indicating the date, time and location of the hearing. This notice will also contain the date that the sign must be reposted with the hearing information.

The property must be reposted with the hearing date, time and location. This notification will be published in the Jeffersonian and you will be billed directly by Patuxent Publishing for this.

If you need any further explanation or additional information, please feel free to contact John Lewis at 410-887-3391.

Very truly yours,

W. Call Rillall D

W. Carl Richards, Jr.

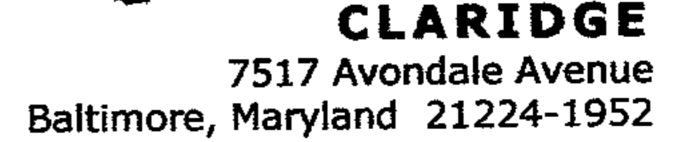
Supervisor Zoning Review

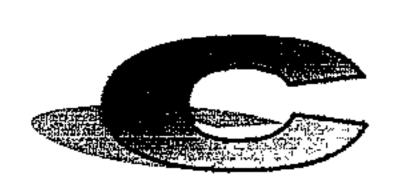
WCR:klm

C: Gedeon Thomaidis, 555 S. 47<sup>th</sup> Street, Baltimore 21224 Albert & Louise Claridge, 7517 Avondale Avenue, Baltimore 21224



Visit the County's Website at www.baltimorecountyonline.info





Thursday, May 5, 2005

Baltimore County Office of Zoning Administration and Development Management 111 W. Chesapeake Avenue Towson, MD 21204

Please consider this writing a formal demand for a hearing regarding the VARIANCE, Case #05-538-A.

Thank You.

Sincerely,

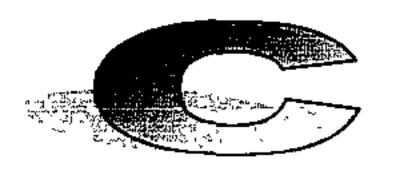
Albert J. Claridge

Louise C. Claridge

RECEIVED

MAY 052





7517 Avondale Avenue Baltimore, Maryland 21224-1952

Friday, May 27, 2005

Timothy Kotroco, Director Zoning Office County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Person to the person that out person work when the services her work that we have the services to the services and is a fall is a facility to the services and is a fall is a facility to the services and is a fall is a facility to the services and is a facility to the services and is a fall is a facility to the services and is a fall is a facility to the services and its analysis.

#### RE: Variance Case #05-538-A

Dear Mr. Kotroco:

Regarding the hearing scheduled for 9:00 a.m. on June 14, 2005 for the above described Variance, this writing is to request that this hearing be cancelled.

We have spoken with the builder and the owners, Louis and Stella Kopsies, of 7516 Avondale Avenue, and have clarified the variance description, thereby clearing up any misunderstanding of the variance description.

If there are any other concerns or questions, please contact us 410-282-4683.

Thanks for your assistance. Our apologies for any inconvenience.

Sincerely,

Albert J. Claridge

Louise C. Claridge

C: Louis & Stella Kopsies

MAY 3 1 2005 05-939

C. My Documents Neighbors 7516a doc

#### STATEMENT

TO: Baltimore County Department of Permits and Development Management Zoning Review

RE: Administrative Variance Permit, Case Number 05-538-A

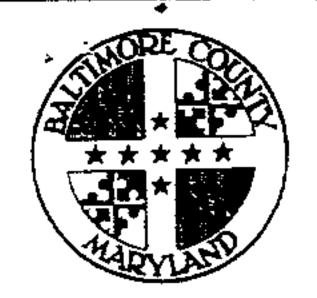
Contact Person: John Lewis

My name is Louis Kopsies and with my wife Stella we moved from Florida February 11, 2005 because of her health. She had sunstroke and we were advised to move to a colder climate. My wife is 78 years old and I am 73. Before our move, we purchased a lot at 7516 Avondale Ave Baltimore MD 21224, to build a house. We sold our house in Florida, which was our permanent and principle residence, and contacted J&T Builders Inc, to build our new home. Please see attached building permit. This is a pre-fabricated home from North American Housing Corp. As you can see from the pictures the builder has finished the excavating and poured the walls. But due to a problem that North America had, the delivery of the house was delayed. According to the builder it supposed to be delivered within two or three weeks. This is going to be our permanent and principle residence. At present we reside in a friends home, with our belongings still packed. My temporary mailing address is, PO Box 25875, Baltimore MD 21224. Thank you very much for considering this request.

Your pruly,

Youis Kopsies

Stella Konsies



# BALTIMORE COUNTY, MARYLAND

## DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT **TOWSON, MARYLAND 21204**

TIMOTHY M KOTROCO DIRECTOR

BUTLDING PERMIT

BUILDINGS ENGINEER

TERMIN #: USBRIOL CONTROL #: NR DIST: 12 PREC:

PATE 185UFU: 02/22/2005 TAX ACCOUNT #: 1203068347 CLASS: 04

PLANS: CORST ? PLOT 7 R PLAT DATA ELEC YES PLUM YES

EDUCATION: 7516 AVANDALE AVE

SUDDIVISION: WESTVIEW

DUNL RS INFURMATION

RAME, SARIFAS, DIN A & SARKAS, DUG A

AHBRI 7612 RIDDLE AVE 21224

DEPARTMENT OF PERMITS AND IS PART OF THIS PERMIT

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INT BUILDIES INC 17 1 pl [7]

工利的部件工

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NO LERIPLACE, UNFINISHED BSMI.

40'X27'4"X25'~2,160Sf

NOPTH AMERICAN HOUSING CORP#23 15858

ALSO USING TAX#12-03-068348

an bit. Court

CLISTOR SELECT COME GORY: DITOCHED OWNERSHIP: PRIVOTELY OWNER

PROPOSED USE: SED TRISTING USE: VACANT

TYPE OF EMPRO: NEW BULDING CONTRUCTION HEAT - DOFF FAMILY

TOUNDALLUN: CONCRETE

BASEMENT: FULL

SENACIO PUBLIC EXIST

WATER: PUBLIC EXIST

TOT LIKE AND SETBACKS

NI 4: 20,00 X

3 PHYLL 2-18[1-1:

JIM STREET:

IRONI SETE: 25'

SIDE SETB: 10,710,

STHE STR SEAR

477 TEAR SITB:

THIS PERMIT EXPIRES DATE OF ISSUE



From: "Louise Claridge" < lclaridge4@comcast.net>

To: <kmatthews@co.ba.md.us>

Date: 5/27/2005 1:32:42 PM Subject: Hearing cancellation

#### Hi Kristen:

Regarding hearing scheduled for 9:00 a.m. on June 14, 2005 for Variance Case #05-538-A, this writing is to request that this hearing be cancelled.

We have spoken with the builder and the owners, Louis and Stella Kopsies, 7516 Avondale Avenue, and resolved the misunderstanding of the variance description.

If there are any other concerns or questions, please contact me this afternoon at 410-282-4683.

Thanks for your assistance. Have a nice holiday weekend.

Albert & Louise Claridge 7517 Avondale Avenue



# BALTIMORE COUNTY, MARYLAND

## DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT TOWSON, MARYLAND 21204

TIMOTHY M. KOTROCO
DIRECTOR

BUILDING PERMIT

JOHN R. REISINGER
BUILDINGS ENGINEER

PERMIT #: 8582101 CONTROL #: NR DIST: 12 PREC: 01 DATE ISSUED: 02/22/2005 TAX ACCOUNT #: 1203068347 CLASS: 04

\_\_\_\_\_

PLANS: CONST 2 PLOT 7 R PLAT DATA ELEC YES PLUM YES LOCATION: 7516 AVONDALE AVE

SUBDIVISION: WESTVIEW

OWNERS INFORMATION

NAME: SARIKAS, JOHN A & SARKAS, GUS A

ADDR: 7612 RIDDLE AVE 21224

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT NOTICE TO BUILDERS IS PART OF THIS PERMIT

TENANT:

CONTR: J&T BUILDERS INC

ENGNR: SELLR:

WORK: CONSTRUCT FOUNDATION FOR AND ERECT A STATE

APPROVED INDUSTRIALIZED DWELLING W/3BDRMS,

NO FIREPLACE, UNFINISHED BSMT.

40 'X27 '4"X25 '=2,160SF

NORTH AMERICAN HOUSING CORP#23-15858

ALSO USING TAX#12-03-068348

BLDG. CODE:

RESIDENTIAL CATEGORY: DETACHED OWNERSHIP: PRIVATELY OWNED

PROPOSED USE: SFD EXISTING USE: VACANT

TYPE OF IMPRV: NEW BULDING CONTRUCTION

USE: ONE FAMILY

FOUNDATION: CONCRETE BASEMENT: FULL

SEWAGE: PUBLIC EXIST WATER: PUBLIC EXIST

LOT SIZE AND SETBACKS

SIZE: 20.00 X FRONT STREET: SIDE STREET:

FRONT SETB: 25'

SIDE SETB: 10'/10'

SIDE STR SETB:

REAR SETB: 47'

THIS PERMIT EXPIRES
ONE YEAR FROM
DATE OF ISSUE

HILL OF PROPERTY WAS A PROPERTY OF THE PROPERT

PLEASE REFER TO PERMIT NUMBER WHEN MAKING INQUIRIES.

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PRIOR ZONING HEARING KONEY  ZONING OFFICE USE ONLY  REVIEWED BY ITEM # Q. ACASE #	MIRON MACA MACA MACA MACA MACA MACA MACA MAC
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O SCALE: 1" : 1000 Prope	PRE-FIRE GARACE LOUIS KOPSIES
	36.47
	- 10 SEE O
	PLAT BOOK # 9 FOLIO # 117 LOT # 553 SECTION #
CE SPECIAL HEARING FOR ADDITIONAL REQUIRED INFORMATION	SS

# ZONING HEARING FILE INTERNAL CHECKLIST Zoning Case No. 05-53

Date Completed/Initials	
400	PREPARE HEARING FILE (put case number on all papers; hole punch and place front of folder)
	at least 15 days prior to hearing)
	sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising computer for hearing date, time and place)
	"red" folder; mail copy to zoning commissioner's affined CALENDAR (keep original in
	numerical order in cabinet next to copier until it is pulled for sending to zoning
	and copies; send copy to zoning commissioner; file copy in hearing file; update hearing
	appropriate copies; mail original and copies; file copy in hearing file; update in earing
	"TUEX CARDS (note: 1)
	ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; procedures in file)
	COMMENTS (check off agency comments received on front of hearing file; mall FILES TO ZONING COMMENTS.)
<u>-</u>	FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the blowing file has been completed; secure all papers under clips in file; sendfiles on Tuesday morning)

hearings to zoning commissioner's office by noon on Friday and files for admini strat

